



2 Bedroom Ground Floor Flat

The Avenue, Wednesbury

Offers Over £62,500



REDSTONES

Redstones, are now in receipt of an offer for the sum of £65,000 . Anyone wishing to place an offer on the property:2 The Avenue, Darlaston, Wednesbury, WS10 8NZ, Should contact Redstones, 75 George Street, Walsall, , WS1 1RA, 0845 226 2833

SUMMARY A ground floor modern apartment having the benefit of UPVC double glazing, electric central heating and no upward chain. This lovely property further comprises, communal entrance with intercom, reception hall, lounge, fitted kitchen, 2 bedrooms, family bathroom and allocated parking space. Energy rating E.

RECEPTION HALL With heater, door to the cupboard with hot water cylinder and doors to open plan lounge and kitchen, bathroom and bedrooms.

LOUNGE 19' 3" x 17' 2" (5.89m x 5.25m) With three UPVC double glazed windows, electric heater and access to the kitchen.

KITCHEN 5' 2" x 12' 8" (1.59m x 3.87m) With double glazed window, matching wall, base and drawer units, roll top work surfaces, integrated oven and hob and stainless steel sink and drainer plumbing and appliance space.

BEDROOM ONE 12' 4" x 8' 3" (3.76m x 2.54m) With UPVC double glazed window, built in wardrobe and electric heater.

BEDROOM TWO 11' 6" x 8' 5" (3.53m x 2.59m) With UPVC double glazed window and electric heater.

BATHROOM 8' 9" x 5' 2" (2.67m x 1.58m) With heater, panelled bath with shower over, low level W.C, pedestal wash hand basin and tiled surrounds

OUTSIDE With communal gardens and allocated parking.

VIEWING, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

TENURE, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

SERVICES, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

Viewing

Please contact our Redstones Estate Agency Office on 01902 235350 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

